



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
July 13, 2010**

The Planning Commission convened in a regular meeting on July 13, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

**Dave Sullivan – Chair
Dave Anderson
Danette Chimenti
Mandy Dealey
Saundra Kirk
Jay Reddy**

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION: GENERAL

Tomas Pantin – Saltillo T.O.D
Mark Rogers – Saltillo T.O.D

B. APPROVAL OF MINUTES

1. Approval of minutes for June 22, 2010.

The motion to approve the minutes for June 22, 2010 with amendments; was approved on the Consent Agenda by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathryn Tovo were absent; with 1 vacancy.

C. PUBLIC HEARINGS

- 1. Rezoning: C14H-2010-0014 - Adams House**
Location: 4300 Avenue G, Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: Sidney Lock
Agent: Suzanne Deaderick
Request: SF-3-NCCD to SF-3-H-NCCD
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3-H-NCCD district zoning; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathryn Tovo were absent, with 1 vacancy on the commission.

- 2. Rezoning: C14H-2010-0015 - Warner Stewart House**
Location: 1015 Gaston Avenue, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Bill Pewitt and Shannon McCann
Agent: Suzanne Deaderick
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for SF-2-H district zoning; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathryn Tovo were absent, with 1 vacancy on the commission.

- 3. Rezoning: C14H-2010-0016 - Callan-Boswell House**
Location: 408 E. 33rd Street, Waller Creek Watershed, North University NPA
Owner/Applicant: Historic Landmark Commission, applicant; Charles Boes, owner
Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP
Staff Rec.: **Not recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to July 27, 2010 by the request of the Planning Commission; was approved by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 6-0; Commissioners Kathryn Tovo and Clint Small were absent, with 1 vacancy on the Commission.

4. **Rezoning:** **C14H-2010-0020 - Paul J. Thompson House**
Location: 1507 Wooldridge Drive, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Michael and Valerie Weynand, owners
Agent: Suzanne Deaderick
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3-H district zoning; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathyne Tovo were absent, with 1 vacancy on the commission.

5. **Rezoning:** **C14-2010-0015 - The Domain Rezoning-Endeavor**
Location: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601 Domain Drive; 2900, 3001, 3101 Esperanza Crossing, Walnut Creek, Shoal Creek Watersheds, North Burnet/Gateway NPA
Owner/Applicant: RREEF Domain LP Development Trust, Domain Gateway I, LP, Domain Retail I LP (Chad Marsh)
Agent: Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)
Request: MI-PDA to MI-PDA
Staff Rec.: **Recommendation of MI-PDA zoning**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

This item was pulled from the agenda, with no action required by the Commission.

6. **Restrictive Covenant Amendment:** **C14-06-0121(RCA) - The Domain Restrictive Covenant Amendment**
Location: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601 Domain Drive; 2900, 3001, 3101 Esperanza Crossing, Walnut Creek, Shoal Creek Watersheds, North Burnet/Gateway NPA
Owner/Applicant: SPGIL Domain LP, The Domain Shopping Center LP (Richard S. Sokolov), Heritage Communities LP
Agent: Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)
Request: To modify the time period associated with the requirements to provide 9-acres of private parkland within the Domain development.
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

This item was pulled from the agenda, with no action required by the Commission.

7. **Rezoning:** **C14-2010-0087 - The Domain Rezoning-Simon**
Location: 11701, 11733 North Mopac Expressway; 11400, 11500 Domain Drive; 3311 Rogers Road; 3409 Esperanza Crossing; 11600 Century Oaks Terrace, Walnut Creek, Shoal Creek Watersheds, North Burnet/Gateway NPA
Owner/Applicant: RREEF Domain LP Development Trust, Domain Gateway I, LP, Domain Retail I LP (Chad Marsh)
Agent: City of Austin-Planning & Development Review Department
Request: MI-PDA to MI-PDA
Staff Rec.: **Recommendation of MI-PDA zoning**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

This item was pulled from the agenda, with no action required by the Commission.

8. **Rezoning:** **C14-2010-0069 - 904 San Antonio Street Re-zoning**
Location: 904 San Antonio Street, Town Lake Watershed, Downtown NPA
Owner/Applicant: John C. Horton, III
Agent: Thrower Design (Ron Thrower)
Request: MF-4 to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning & Development Review Department

The motion to approve staff's recommendation for DMU-CO zoning; was approved by Commissioner Jay Reddy's motion, Commissioner Dave Anderson second the motion on a vote of 6-0; Commissioners Kathyne Tovo and Clint Small were absent, with 1 vacancy on the commission.

9. **Rezoning:** **C14-2010-0079 - Fruth House**
Location: 3500 Speedway, Waller Creek Watershed, Central Austin Combined NPA
Owner/Applicant: Pamela Morris
Agent: Karen McGraw Architect (Karen McGraw)
Request: MF-1-H-NCCD-NP to MF-1-H-NCCD-NP to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning & Development Review Department

The motion to approve staff's recommendation for MF-1-H-NCCD-NP district zoning; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathyne Tovo were absent, with 1 vacancy on the commission.

10. Resubdivision: C8-2009-0123.0A - J.H. Patterson Subdivision; Lot 19 Block 15-16; Resubdivision
Location: 1190 Leona Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Tom and Jody Hatch
Agent: Rogers Residential (Mark Rogers)
Request: Approval of the J.H. Patterson Subdivision; Lot 19 Block 15-16; Resubdivision composed of 2 lots on 0.234 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.Wahlgren@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the J.H. Patterson Subdivision; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathyne Tovo were absent, with 1 vacancy on the commission.

11. Resubdivision: C8-2009-0101.0A - Resubdivision of T.L. Subdivision 3A and a portion of Lots 1 and 2 of T.L. Subdivision No. 1, Lady Bird Lake Water Front
Location: 208 Barton Springs Road, Town Lake Watershed, Bouldin Creek NPA
Owner/Applicant: Techtonics, Inc. (Don Tobin)
Agent: Bury & Partners, Inc. (Bryant Bell)
Request: Approval of the resubdivision of 1 lot and a portion of 2 lots into 4 lots for commercial use on 9.562 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the re-subdivision of 1 lot and a portion of 2 lots; was approved by Commissioner Dave Anderson's motion, Commissioner Jay Reddy second the motion on a vote of 6-0; Commissioners Kathyne Tovo and Clint Small were absent, with 1 vacancy on the Commission.

12. Resubdivision: C8-2010-0049.0A - Resubdivision of Lot 35, Westenfield No. 1
Location: 2900 Bonnie Road, Johnson Creek Watershed, West Austin Neighborhood Group NPA
Owner/Applicant: Gordon & Bobbye Cooper
Agent: Hector Avila
Request: The approval of the Resubdivision of Lot 35, Westenfield No. 1 composed of 1 lot into 2 lots on 0.3226 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the re-subdivision of Lot 35, Westenfield No. 1; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathyne Tovo were absent, with 1 vacancy on the commission.

- 13. Resubdivision:** **C8-2010-0027.2A.SH - Resubdivision of Mueller Section V, Block 31**
Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA NPA
Owner/Applicant: Catellus Austin, LLC (Carl Paulson)
Agent: Bury & Partners, Inc. (David Miller)
Request: Approval of the Resubdivision of Mueller Section V, Block 31
Subdivision composed of 4 lots on 0.556 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final without Preliminary:** **C8-2010-0064.0A - Salvation Subdivision**
Location: 1001 Cumberland Road, West Bouldin Creek Watershed, Galindo NPA
Owner/Applicant: Momark Development (Chris Risher)
Agent: Tom Groll Engineering (Tom Groll)
Request: The approval of the Salvation Subdivision composed of 2 lots on 9.951 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat:** **C8-2010-0061.0A - Austin (MLK) DTP II, LLC Addition**
Location: E Martin Luther King Jr Blvd, Walnut Creek Watershed
Owner/Applicant: Miles D Wilson
Agent: John Cowan and Assoc, Inc. (Nick Rogers)
Request: Approval of the Austin (MLK) DTP II, LLC Addition composed of 1 lot on 3.640 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #13-15;

The motion to disapprove Item 13-15; was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathyne Tovo were absent, with 1 vacancy on the commission.

D. NEW BUSINESS

1. New Business:

Request: Discussion and possible action on directing staff to initiate zoning for the marina use at 1500 Scenic Drive.

The motion to direct staff to initiate zoning for the marina use at 1500 Scenic Drive; was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Clint Small and Kathyne Tovo were absent, with 1 vacancy on the commission.

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Commissioner Dave Sullivan adjourned the meeting without objection at 7:41 p.m.